

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

Date: March 25, 1999

SITE PLAN: Rooms to Grow SP 12-6-98

APPLICANT: **Petitioner :** Dominick Scarfo
Owner: Moses Family Trust

ANALYSIS: **Land Use/Zoning:** Residential (1 du/ac)/CF
Location: 2550 Flamingo Road

The applicant requests approval of a 2.37 acre site located on the NE corner of Flamingo Road and SW. 26th Street. The proposal is for a 15,000 square foot day care center with 3,427 square foot of covered outdoor play area, landscaping and associated parking. The facility will be able to service 300 children ranging from infants to five- year-olds and include an after school program.

The building will be octagon in shape which will allow for a centralized interior play area. The materials for the building will be concrete and stucco walls, urethane coated metal roofing and decorative sky lighting to accent the roof structure. The main color of the building will be a creamy yellow with light terracotta accents. The metal work and trim will be jade green with a white or light gray roof.

Seventy five spaces are required with 48 provided on site. A variance has been requested for a reduction in required parking.

The landscape plan indicates Live Oak, Mahogany and flowering Cassia on the perimeters, Pigeon Plum, Pongam, Ligustrum and Sabal Palms on the interior and Alexander Palms to accent the entrance. The site will be surrounded by a Cocoplum hedge with a variety of shrubs and ground cover in the interior.

Signage will be reviewed at a later date.

The site plan with the exception of required parking is in conformance with Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL subject to the following prior to the issuance of any development permit.

1. Approval of the requested parking variance

2. Recordation of the plat.
3. Providing detailed building elevations with color scheme and materials.
4. Providing detail of the 8' wood fence around building.
5. Coordinate site plan revisions with engineering plans.
6. Provide color scheme and materials of signage.
7. Providing a existing tree survey and revising landscape plan to accommodate all existing trees on site.
8. Providing landscaping in the center doughnut island at the south entrance drive.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report; that the roofing be a standing seam metal roof, colors to be submitted at the next meeting; that the colors for the entire building be added to the elevations for town Council for clarification; that the skylight shown in the center of the roof be eliminated, with the upper skylights remaining (5-0), March 9, 1999.

APPLICANT REQUESTS RECONSIDERATION OF ROOFING MATERIAL AT THE MARCH 30, 1999 SITE PLAN COMMITTEE MEETING.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items 1 through 8; that there would be a 6' high chain-link fence around the playground (instead of wooden fence); that the petitioner work with staff to widen the western perimeter strip to 15 feet, if possible; to Increase the parapet height as indicated in the presentation; and to add the selection of paint colors to the site plan (3-0, Mr. Evans and Mr. Amos absent), March 30, 1999.

EXISTING ZONING: CF

LAND USE DESIGNATION:

TOWN OF DAVIE USE ONLY

SITE PLAN NO. SP 12-6-98

FEE 840.00

RECEIPT NO. 7353

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: Dec. 29, 1998

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: 15,000sf

NO. OF UNITS: _____

PETITIONER: Dominick Scarfo

ADDRESS: 1620 NW 111th Avenue
Coral Springs, FL 33071
PHONE: 954-752-6451

RELATIONSHIP TO PROPERTY: Architect

OWNER: Moses Family Trust

ADDRESS: 3651 SW 116th Avenue, Davie, FL 33330

PROJECT NAME/SUBDIVISION NAME: Room to Grow Day care Center

PROJECT ADDRESS: 2550 Flamingo Road

LEGAL DESCRIPTION: PARCEL "A" A portion of land in the West one half
of tract 42 in section 13, Township 50 South, Range
40 East according to the plat of "Florida Fruitlands
Company sub division No. 1 as recorded in plat book
27 page 17.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS _____

APPROVE AS TO FORM: CKL DATE: 12-29-98

DEVELOPMENT REVIEW COMMITTEE DATE: 3-9-99 1-19-99

SITE PLAN COMMITTEE MEETING DATE: 3/9/99

TOWN COUNCIL MEETING DATE: 3/16/99

SP 12-6-98

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Moses Family Trust
OWNER'S NAME(S)
[Signature]
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3651 sw 111th Avenue
ADDRESS
Davie, FL 33330
CITY, STATE, ZIP
954-476-8663
PHONE

The foregoing instrument was acknowledged before me
this 29 day of December, 1998, by
Raymond Moses who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Print: Kathleen Handler

My Commission Expires: KATHLEEN HANDLER
COMMISSION # GC 640457
EXPIRES APR 20, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.



Dominick Scarfo
PETITIONER'S NAME
[Signature]
PETITIONER'S SIGNATURE

1620 sw 111th Avenue
ADDRESS
Coral Springs, FL 33071
CITY, STATE, ZIP
954-752-6451
PHONE

The foregoing instrument was acknowledged before me
this 29 day of December, 1998, by
Dominick Scarfo who is personally
known to me or who has produced Florida
Drivers License

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Print: Kathleen Handler

My Commission Expires:



KATHLEEN HANDLER
COMMISSION # CC 640457
EXPIRES APR 20, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

OFFICE USE ONLY

Site Plan Committee recommendation: 3/7/99 Approval subject to the planning report; that the roofing be a
standing seam metal roof, colors to be submitted at the next meeting; that the colors for
the entire building be added to the elevations for Town Council for clarification; that
the skylight shown in the center of the roof be eliminated, with the upper skylights
remaining.